

006.0

0003

0016.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,095,200 / 1,095,200

APPRAISED:

USE VALUE:

ASSESSED:

1,095,200 / 1,095,200

1,095,200 / 1,095,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		LAKE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GANDHI NIKET	
Owner 2:	
Owner 3:	
Street 1: 20 LAKE ST #2	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: LEE JAMES M III -	
Owner 2: -	
Street 1: 20 LAKE STREET	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .155 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2700 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Infl	Neigh Mod
Infl 1	%
%	Infl 2
Infl 3	%
Appraised Value	Alt Class %
Spec Land	J Code Fact
Use Value	Notes

104	Two Family	6765	Sq. Ft.	Site	0	80.	0.83	1	Med. Tr	-10	448,523	448,500
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IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description			User Acct	
104							6765.000		646,700				448,500		1,095,200						

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Good	TAX EXEMPT 7/1/98.													
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:															
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:															
Foundation:	2 - Conc. Block			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good														
Prime Wall:	4 - Vinyl			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	2 - Hip			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Good	1st Res Grid Desc: Line 1 # Units 1													
Color:	WHITE			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Frl:		Rating:		Other													
GENERAL INFORMATION				WSFlue:	1	Rating:	Average	Upper													
Grade:	C - Average			CONDOS INFORMATION				Lvl 2													
Year Blt:	1923	Eff Yr Blt:		Location:		Total Units:		Lvl 1													
Alt LUC:		Alt %:		Floor:				Lower													
Jurisdct:	G12	Fact: .		% Own:		Totals	RMs: 13	BRs: 6	Baths: 2	HB: 1											
Const Mod:				Name:																	
Lump Sum Adj:				DEPRECIATION																	
INTERIOR INFORMATION				Phys Cond:	GV - Good-VG	10.	%														
Avg Ht/FL:	STD			Functional:			%														
Prim Int Wal	2 - Plaster			Economic:			%														
Sec Int Wall:		%		Special:			%														
Partition:	T - Typical			Override:			%														
Prim Floors:	3 - Hardwood			Total:		10.8	%														
Sec Floors:		%		CALC SUMMARY																	
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	180.00	COMPARABLE SALES															
Subfloor:				Size Adj.:	1.03888893	Rate	Parcel ID	Typ	Date	Sale Price											
Bsmnt Gar:				Const Adj.:	0.98980200																
Electric:	3 - Typical			Adj \$ / SQ:	185.093																
Insulation:	2 - Typical			Other Features:	127000																
Int vs Ext:	S			Grade Factor:	1.00																
Heat Fuel:	1 - Oil			NBHD Inf:	1.00000000																
Heat Type:	5 - Steam			NBHD Mod:																	
# Heat Sys:	1			LUC Factor:	1.00																
% Heated:	100	% AC:		Adj Total:	725008																
Solar HW:	NO	Central Vac:		Depreciation:	78301																
% Com Wal		% Sprinkled		Depreciated Total:	646707																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 006.0-0003-0016.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N		Total Yard Items:				Total Special Features:								Total:							
																					
																					